

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JANUARY 26, 2005**

UNAPPROVED  
FEBRUARY 4, 2005

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Frank A. de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Nancy Hopkins, Dranesville District  
Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District  
Rodney L. Lusk, Lee District  
Peter F. Murphy, Jr., Springfield District

ABSENT: John R. Byers, Mount Vernon District  
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:26 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner de la Fe nominated the following slate of officers for the 2005 session of the Planning Commission:

Chairman	Peter F. Murphy, Jr., Springfield District
Vice Chairman	John R. Byers, Mount Vernon District
Secretary	Suzanne F. Harsel, Braddock District
Parliamentarian	Walter L. Alcorn, At-Large

He then MOVED TO ACCEPT THIS SLATE OF OFFICERS.

Commissioners Lusk and Hopkins seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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Chairman Murphy reported that on January 25<sup>th</sup>, he and Commissioner Lusk had commenced the Commission Roundtable television program for 2005 by taping two continuous shows on affordable housing, featuring Ron Christian, Vice Chairman of the Redevelopment & Housing Authority Board. He requested that ideas for future Roundtable broadcasts be directed to either him or Barbara J. Lipka, Executive Director.

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Chairman Murphy mentioned that a Planning Commission Seminar would be held again this year. He then requested Commissioners to consider subject matters they would like to be put on the agenda.

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Chairman Murphy announced that Ms. Lipka would distribute to Commissioners a 2005 Preference Form for Planning Commission Committees, which needed to be returned to her no later than Thursday, February 3, 2005.

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At the request of Commissioner Wilson, Commissioner Hart MOVED THAT THE DECISION ONLY ON THE PUBLIC FACILITIES MANUAL AMENDMENTS ON DRAINAGE DIVIDES, POSTING HANDICAP SIGNS, AND CASH DEPOSITS, BE FURTHER DEFERRED TO A DATE CERTAIN OF FEBRUARY 2, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hopkins and Hall seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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Commissioner Hart noted that on Wednesday, February 2, 2005, the Commission would hold a public hearing on a proposed Zoning Ordinance Amendment on variance uses. He further noted that Monday, January 31, 2005, from 7 to 9 p.m., staff from the Department of Planning and Zoning would host a Public Information Session on this amendment in Conference Rooms 4 and 5 of the Government Center. He added that interested citizens and Commissioners were invited to attend and participate. Commissioner Lawrence pointed out that a list of frequently asked questions on the proposed amendment could be found on the Fairfax County website.

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Commissioner Lawrence MOVED THAT THE DECISION ONLY ON RZ 2004-PR-008 AND FDP 2004-PR-008, EDMOND LAND, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF FEBRUARY 10, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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Commissioner Lusk MOVED THAT THE DECISION ONLY ON 2232-L04-5, T-MOBILE USA, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 28, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ 2004-SP-027 AND FDP 2004-SP-027, RANDOLPH J. BENDER, BE DEFERRED TO A DATE CERTAIN OF MARCH 23, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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APR-04-III-2UP, APR-04-III-4UP, APR-04-III-1UP, APR-04-III-6UP, APR-04-II-2F, APR-04-II-2V, and APR-04-II-6V

Jointly with Commissioner Hopkins, Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER INDEFINITELY THE PUBLIC HEARINGS ON APR-04-III-2UP, APR-04-III-4UP, APR-04-III-1UP, APR-04-III-6UP, APR-04-II-2F, APR-04-II-2V, AND APR-04-II-6V, IN ORDER TO ALLOW TIME FOR A JOINT HUNTER MILL AND DRANESVILLE APR TASK FORCE TO REVIEW THEM.

Commissioners Hopkins and Alcorn seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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S04-CW-T1 - OUT-OF-TURN PLAN AMENDMENT (Lee/Mount Vernon Districts) (Decision Only)

(The public hearing on this application was held on November 18, 2004. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATIONS CONTAINED IN PAGES 14 THROUGH 16 OF THE STAFF REPORT FOR OUT-OF-TURN PLAN AMENDMENT, S04-CW-T1, WITH THE FOLLOWING MODIFICATIONS:

REPLACE THE ACCESS ARROWS FOR THE KINGS CROSSING SITE WITH THE FOLLOWING LABEL ON THE APPROPRIATE MAPS: "PRIMARY ACCESS SHOULD BE PROVIDED TO AND FROM RICHMOND HIGHWAY WITH POTENTIAL SECONDARY ACCESS PROVIDED AT HILLSIDE AVENUE AND FAIRVIEW DRIVE IF DETERMINED TO BE NEEDED BASED ON THE MIX OF USES AND TRAFFIC IMPACTS." THIS CHANGE WILL AFFECT FIGURES 28, 35, AND 42 OF THE AREA IV PLAN.

SECOND REVISION PROPOSED IS TO REPLACE THE DEPICTION OF THE FAIRVIEW EXTENDED, WHICH IS SHOWN BETWEEN RICHMOND HIGHWAY AND SOUTH KINGS HIGHWAY, WITH A BUBBLE DEPICTING A GENERALIZED AREA AND THE FOLLOWING LABEL ON THE APPROPRIATE MAPS: "PROVIDE NEW ROAD CONNECTION BETWEEN RICHMOND HIGHWAY AND SOUTH KINGS HIGHWAY IN THE GENERAL AREA AS REDEVELOPMENT OCCURS, NOT AS AN EXTENSION OF FAIRVIEW DRIVE." THIS AFFECTS FIGURES 12, 28, 34, 35, AND 42.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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FDPA 82-P-069-14-04 - THE PETERSON COMPANIES, LC (Springfield District)  
FDPA 82-P-069-06-07 - THE PETERSON COMPANIES, LC (Springfield District) (Decisions Only)

(The public hearing on these applications was held on January 12, 2005. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-14-04, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT DATED DECEMBER 29, 2004, WITH THE DELETION OF DEVELOPMENT CONDITION 3.

Commissioners Lusk and Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Harsel abstaining; Commissioners Byers and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-06-07, SUBJECT TO THE FINAL DEVELOPMENT PLAN AMENDMENT CONDITION AS PROPOSED BY THE APPLICANT AND DATED JANUARY 6, 2005.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Harsel abstaining; Commissioners Byers and Wilson absent from the meeting.

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FS-M04-71 - SPRINT PCS, 4327 Ravensworth Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE “FEATURE SHOWN” DETERMINATION IN FS-M04-71.

Commissioners Lawrence and Koch seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. S04-IV-MV1 – OUT-OF-TURN PLAN AMENDMENT
2. PCA 91-Y-010-03/FDPA 91-Y-010-02 - COMMERCE BANK, N.A.
3. RZ 2004-SP-001 - GHOLAMREZA KHAMESI

This order was accepted without objection.

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S04-IV-MV1 – OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Out-of-Turn Plan Amendment concerns the area bounded by Buckman Road, Richmond Highway, and Janna Lee Avenue in the Richmond Highway Corridor. The amendment proposes to add an option for mixed use with residential use up to 25 du/ac, retail and office use. COUNTYWIDE. PUBLIC HEARING.

Jayjeev Hada, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the Plan amendment.

Chairman Murphy called for speakers from the audience, but received no response. There were no comments or questions from the Commission and staff had no closing remarks; therefore Chairman Murphy closed the public hearing and recognized Commissioner Lusk for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT, S04-IV-MV1, SUBJECT TO THE STAFF RECOMMENDATION FOUND ON PAGES 7 THROUGH 9 OF THE STAFF REPORT, WITH A SERIES OF CHANGES:

FIRST, WITHIN THE PHASING AND LAND USE SECTION OF THE PLAN LANGUAGE, REPLACE THE RETAIL AND OFFICE USES PERCENTAGES WITH THE FOLLOWING TEXT: “A MINIMUM OF 70,000 SQUARE FEET OF COMMERCIAL SPACE COMPRISED OF A MINIMUM OF 60,000 SQUARE FEET OF OFFICE USE AND A MINIMUM OF 10,000 SQUARE FEET OF RETAIL USE IS DESIRED.”

SECOND, WITHIN THE DESIGN SECTION, CHANGE BULLET NUMBER 7 BY ADDING THE FOLLOWING TEXT: “BUILDING MATERIALS OF THE HIGHEST QUALITY SHOULD BE USED.”

THIRD, WITHIN THE TRANSPORTATION AND PEDESTRIAN CIRCULATION SECTION, CHANGE THE SECOND BULLET TO INCLUDE: “WITH THE POSSIBILITY OF A PICK-UP/DROP-OFF AREA ALONG THE HIGHWAY FRONTAGE.”

FOURTH, WITHIN THE TRANSPORTATION AND PEDESTRIAN CIRCULATION SECTION, CHANGE THE FOURTH BULLET TO INCLUDE THE FOLLOWING LANGUAGE: “HARD SURFACE MATERIAL THAT ENHANCES THE CORRIDOR’S URBAN CHARACTER SHOULD BE USED.”

FINALLY, WITHIN THE TRANSPORTATION AND PEDESTRIAN CIRCULATION SECTION, CHANGE THE FIFTH BULLET BY ADDING “SHUTTLE SERVICE AS A TDM PROGRAM OPTION.”

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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PCA 91-Y-010-03/FDPA 91-Y-010-02 - COMMERCE BANK, N.A.

- Appls. to amend the proffers and final development plan for RZ 91-Y-010 previously approved for mixed use development to permit a drive-in bank within Centre Ridge Shopping Center with a Floor Area Ratio (FAR) of 0.02. Located in the S.E. quadrant of the intersection of Centrewood Dr. and Machen Rd. on approx. 4.80 ac. of land zoned PDC and WS. Comp. Plan Rec: 16-20 du/ac with option for neighborhood serving-retail & office. Tax Map 65-1 ((10)) 8, 9 and 10. SULLY DISTRICT. PUBLIC HEARING.

Frederick R. Taylor, Esquire, with Bean, Kinney & Korman, PC, reaffirmed the affidavit dated December 23, 2004. There were no disclosures by Commission members.

Tracy D. Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the applications because of concerns about the entrance onto Multiplex Drive.

Commissioner Koch explained that his motion would incorporate a condition that would require the applicant to escrow funds for the possible reconstruction of the entrance onto Multiplex Drive, which would be analyzed in a year to determine if it needed to be reconstructed to a right-in/right-out only access and if not, then the funds would be released. He inquired as to whether that condition would change staff's recommendation.

Ms. Swagler responded that the condition would not officially change its recommendation but staff would agree with the change.

Mr. Taylor stated that the applicant first met with the Western Fairfax Citizens Association (WFCCA) a year ago to address their concerns. He explained that the Final Development Plan Amendment was proposing to construct a 4,100-square foot bank compared with the 15,000-square foot restaurant in the original plan. He said that the amendment would reduce the paved parking area to 30,000 square feet and traffic by one-third compared with the existing use. Mr. Taylor indicated that there was a letter of endorsement by the WFCCA dated January 25, 2005, a copy of which is in the date file. He noted that the applicant had met with an umbrella group of local organizations in close proximity to the subject property, which had strongly supported the proposal. Addressing the concern expressed by citizens about whether the proposed use would be a good fit, he read an excerpt from the WFCCA letter: "Over the past several years there had been a number of proposals for this parcel. None of these prior proposals were compatible with the Market Place shopping center. We believe that this application will work well within the area and will benefit the community." Mr. Taylor addressed another concern expressed by citizens about whether the proposed use would be a success, citing that adjacent to the subject property was a restaurant that had been closed down several times. He said that both citizens and the applicant believed that the proposed entrance onto Multiplex Drive would be an acceptable commercial entrance way and that the proposed bank would be a good use.

Commissioner Koch noted that another reason prior suggested uses for the subject site had not been acceptable was because most of them proposed access onto Centrewood Drive, which the citizens were against. Mr. Taylor concurred and said that although the property was bounded primarily by Centrewood Drive and Machen Road, the applicant was not seeking access onto Centrewood Drive, but only onto Multiplex Drive.

There being no speakers for these applications, Chairman Murphy noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 91-Y-010-03, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JANUARY 18, 2005.

Commissioners de la Fe and Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Lusk not present for the votes; Commissioners Byers and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 91-Y-010-02, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 25, 2005, WITH THE FOLLOWING CHANGE:

REPLACE CONDITION NUMBER 11 WITH THE FOLLOWING: "PRIOR TO THE ISSUANCE OF A NON-RESIDENTIAL USE PERMIT, FUNDS SHALL BE ESCROWED IN THE AMOUNT DETERMINED BY DPWES TO BE SUFFICIENT TO RECONSTRUCT THE ENTRANCE TO THE SITE ON MULTIPLEX DRIVE FROM THE FULL ACCESS AS SHOWN TO THE RIGHT-IN/RIGHT- OUT ONLY ACCESS. ONE YEAR AFTER THE ISSUANCE OF A NON-RUP THE APPLICANT WILL PREPARE AN ANALYSIS AND SUBMIT IT TO THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION. THE ANALYSIS WILL LOOK AT THE OPERATION OF THE ENTRANCE OF MULTIPLEX DRIVE, IN PARTICULAR FOCUSING ON THE 'STACKING' OF MULTIPLEX DRIVE APPROACHING MACHEN DRIVE. IF IT IS DETERMINED BY FCDOT THAT THE ENTRANCE TO THE BANK IS BLOCKED BY THE 'STACKING' OF MULTIPLEX APPROACH TO MACHEN DRIVE, THE ENTRANCE SHALL BE RECONSTRUCTED TO A RIGHT-IN/RIGHT-OUT ONLY ACCESS BY THE APPLICANT. IF IT IS DETERMINED BY FCDOT THAT RECONSTRUCTION IS NOT NECESSARY, THE ESCROW MAY BE RELEASED."

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Lusk not present for the votes; Commissioners Byers and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER ALONG THE NORTHEASTERN AND NORTHWESTERN PROPERTY BOUNDARIES, IN FAVOR OF THAT SHOWN ON THE PLAT AND AS CONDITIONED.

Commissioners Lawrence and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Lusk not present for the votes; Commissioners Byers and Wilson absent from the meeting.

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The next case was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Secretary Harsel.

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RZ 2004-SP-001 - GHOLAMREZA KHAMESI - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.17 dwelling units per acre (du/ac). Located on the E. side of Center Rd., approx. 250 ft. N. of its intersection with Cardinal Brook Ct. on approx. 1.84 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 79-3 ((6)) 41. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Robert E. Williams, Jr., engineer with Williams Enterprises Inc., reaffirmed the affidavit dated November 15, 2004. There were no disclosures by Commission members.

Kristen Crookshanks, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In reference to Proffer Number 13(c), Commissioner Hart inquired as to whether encroachment into the peripheral minimum yard would be permitted on lots 1 and 3 due to their shape and proximity to the minimum rear yard line. He then suggested that a proffer be added requiring a disclosure to homeowners about encroachment onto similar lots. In response to his inquiry on whether these lots could have a deck in the back, Ms. Crookshanks responded that it would be difficult to put up a deck, especially on lot 1 given the building restriction line, but added that the proffer had been included since the Zoning Ordinance allowed encroachments.

Commissioner Hart further suggested that the applicant consider adding a proffer requiring a disclosure to homeowners in similar situations.

Mr. Williams stated that the application proposed that the 1.48-acre property be rezoned from R-1 to R-3, provide four new dwelling units with a cul-de-sac and the preservation of a 40-inch oak tree that Urban Forestry staff had identified as worth saving. He explained that the site design, alignment of the cul-de-sac, and design of the stormwater management facility had all taken into account the preservation of the oak tree. He concluded that the proposed subdivision was consistent with the neighborhood and the Comprehensive Plan.

In response to a question from Commissioner Hart, Mr. Williams said that there were two 40-inch oak trees on the subject site and upon inspection by Urban Forestry staff, the one closer to Center Road was worth saving since the other tree was not in good health.

There being no speakers for this application, Secretary Harsel noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore Secretary Harsel closed the public hearing and recognized Commissioner Murphy for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON RZ 2004-SP-001 TO A DATE CERTAIN OF FEBRUARY 2, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Byers and Wilson absent from the meeting.

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Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 9:25 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on: \_\_\_\_\_

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission